



WASHINGTON HISTORIC PRESERVATION COMMISSION
Regular Scheduled Meeting - Agenda
Tuesday, March 5, 2013
7:00 PM

I. Opening of the meeting

II. Invocation

III. Roll call

IV. Old Business

1. None

V. Major Works, Certificate of Appropriateness

A. Major Works

1. A request has been made by Mr. Scott Campbell for a Certificate of Appropriateness to construct an external elevator on the building at the rear of the property located at 213 North Market Street.
2. A request has been made by Mr. Wayland Sermons for a Certificate of Appropriateness to: 1) remove and replace upper windows with vinyl wrapped windows, 2) replace rotten window trim, sashes and panels, with middle center fluted, 3) replace the wide center window with two windows matching width of windows underneath, and 4) remove planters and replace with either plain or beaded panels on the building located at 117 North Market Street.
3. A request has been made by Steve Rader for a Certificate of Appropriateness to remove a large Pecan tree from the northeast corner of the house. Part of the tree leans toward the house and presents a hazard during a storm.

B. Minor Works

1. A request has been made and approved by staff for a Certificate of Appropriateness for Mr. Joe Taylor to replace the HVAC unit at the rear of the structure located at 200 Water Street.
2. A request has been made and approved by staff for a Certificate of Appropriateness to Bagwell Realty to replace the existing shingles on the front and the rear of the structure with same material and color located at 315-317 West 2nd Street
3. A request has been made and approved by staff for a Certificate of Appropriateness to Zaitona Restaurant to install a new sign on the front of the structure located at 228 Stewart Parkway.

VI. Other Business

1. Design Guidelines

VII. Approval of Minutes – February 5, 2012

VIII. Adjourn

Major Works
Scott Campbell
213 North Market Street

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

Historic Preservation Commission
Washington, NC

To: Washington Historic Preservation Commission
102 East 2nd Street
Washington, NC 27889

Please use Black Ink

Street Address of Property: 213 N. MARKET ST.

Historic Property/Name (if applicable): FIRE STATION LOFTS

Owner's Name: CAMPBELL / SYKES

Lot Size: 60 feet by 125 feet.
(width) (depth)

Brief Description of Work to be Done:

EXTERNAL ELEVATOR / TOWER AT REAR OF
PROPERTY.
(ENGINEERING DRAWINGS TO BE PRESENTED FOR
COMMISSION REVIEW ON OR BEFORE 3/1/13)

I understand that all applications for a Certificate of Appropriateness that require review by the Historic Preservation Commission must be submitted by 5:00 p.m. on the 15th of the month prior to the meeting I wish to attend; otherwise consideration will be delayed until the following HPC meeting. An incomplete application will not be accepted. I understand approved requests are valid for one year.

Office Use Only	
(Date Received)	(Initials)
ACTION	
<input type="radio"/> Approved	_____
<input type="radio"/> Approved with Conditions	_____
<input type="radio"/> Denied	_____
<input type="radio"/> Withdrawn	_____
<input type="radio"/> Staff Approval	_____
(Date)	(Authorized Signature)

SCOTT CAMPBELL
(Name of Applicant - type or print)
213 N. MARKET ST 27889
(Mailing Address) (Zip Code)
1-30-13 252.362.1569
(Date) (Daytime Phone Number)
[Signature]
(Signature of Applicant)

Upon being signed and dated below by the Planning Department or designee, this application becomes a Minor Works Certificate of Appropriateness. It is valid until _____. Issuance of a Minor Works Certificate shall not relieve the applicant, contractor, tenant, or property owner from obtaining any other permit required by City code or any law. Minor work projects not approved by staff will be forwarded to the Historic Preservation Commission for review at its next meeting.

(Minor Work Auth. Sig.)

(Date)

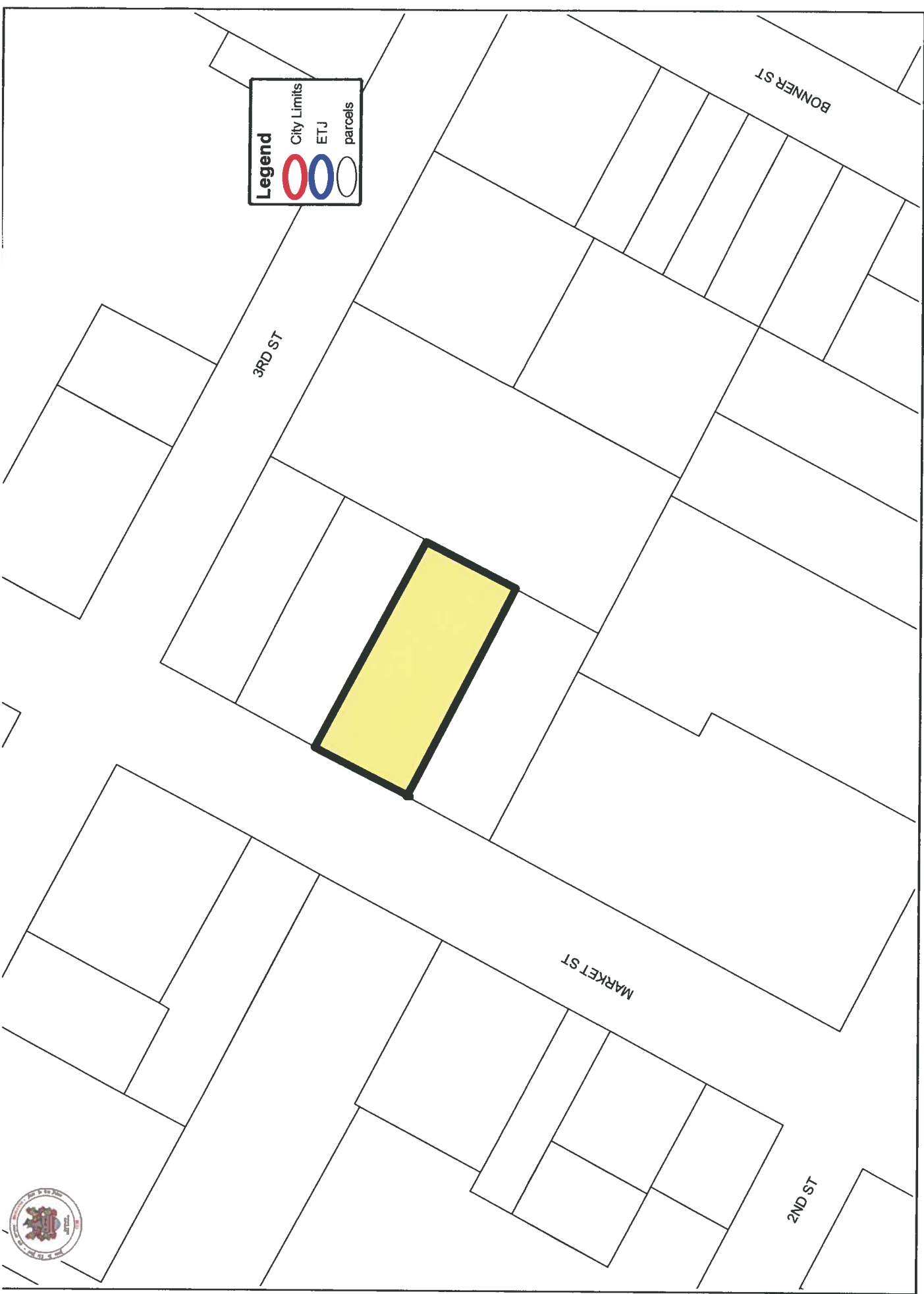
Applicant's presence or that of your authorized representative is required at the meeting of the Historic Preservation Commission at which the application is to be considered. You must give written permission to your authorized representative to attend the hearing on your behalf.



Voice of the Pamlico

215

Dun News
CUSTOMER ENTRANCE

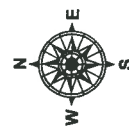
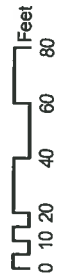


Legend

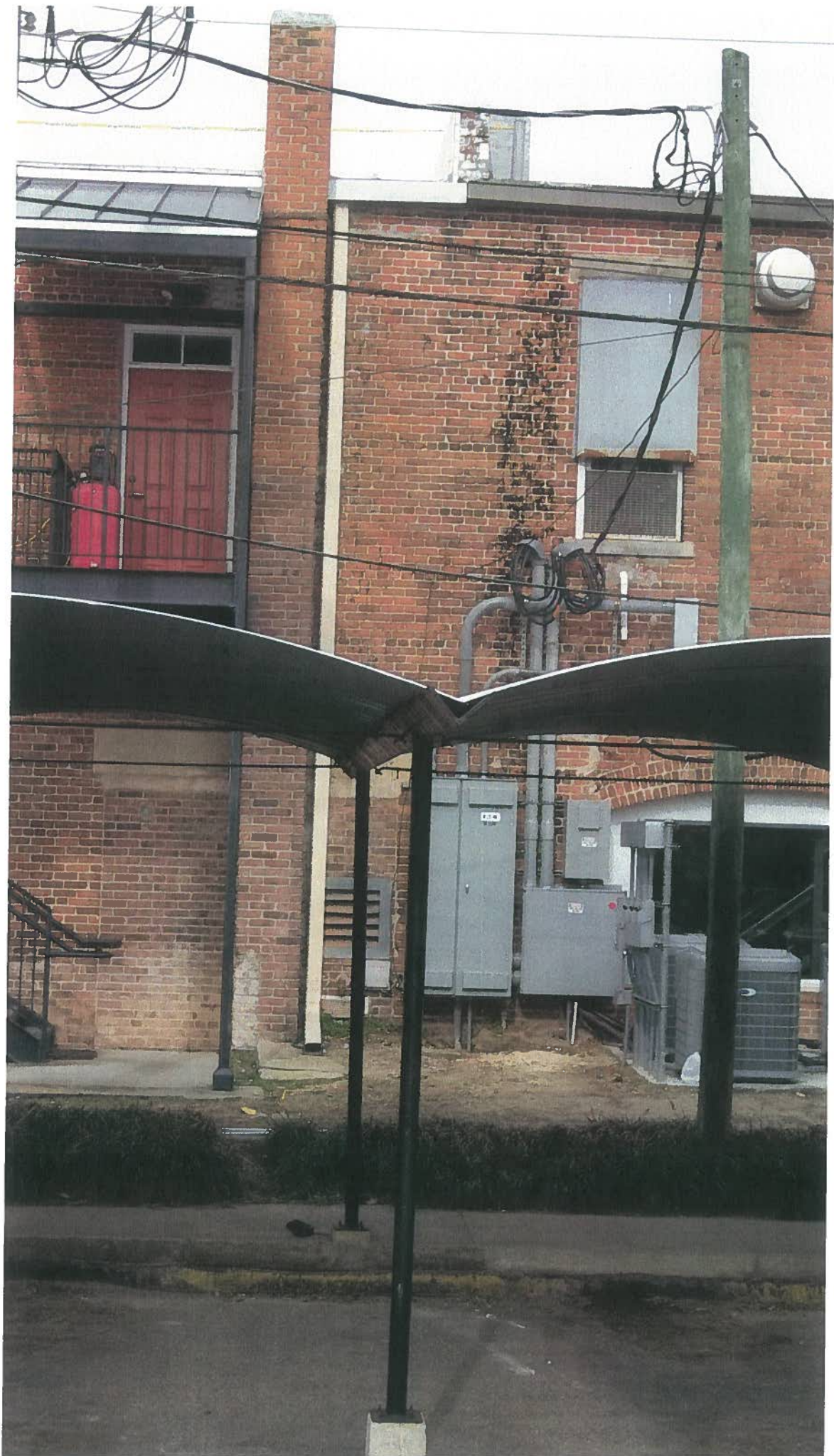
	City Limits
	ETJ
	parcels

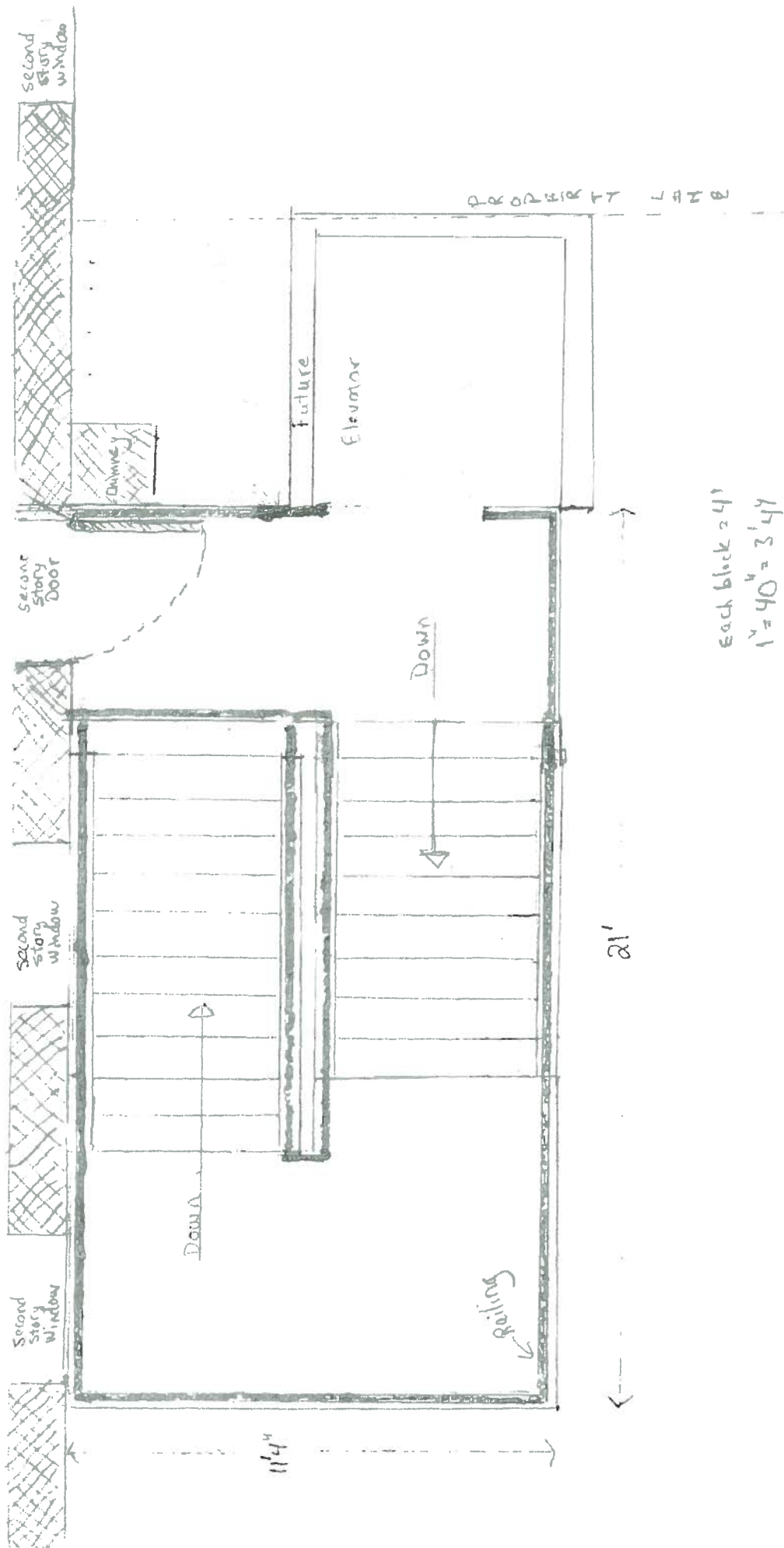
City of Washington
213 North Market Street

1 inch = 69 feet









Each block = 4'
 $1\frac{1}{2} \times 40 = 3'4"$



Each block = 4"
1" = 40" x 3'4"

ROCKWELL ELEVATOR

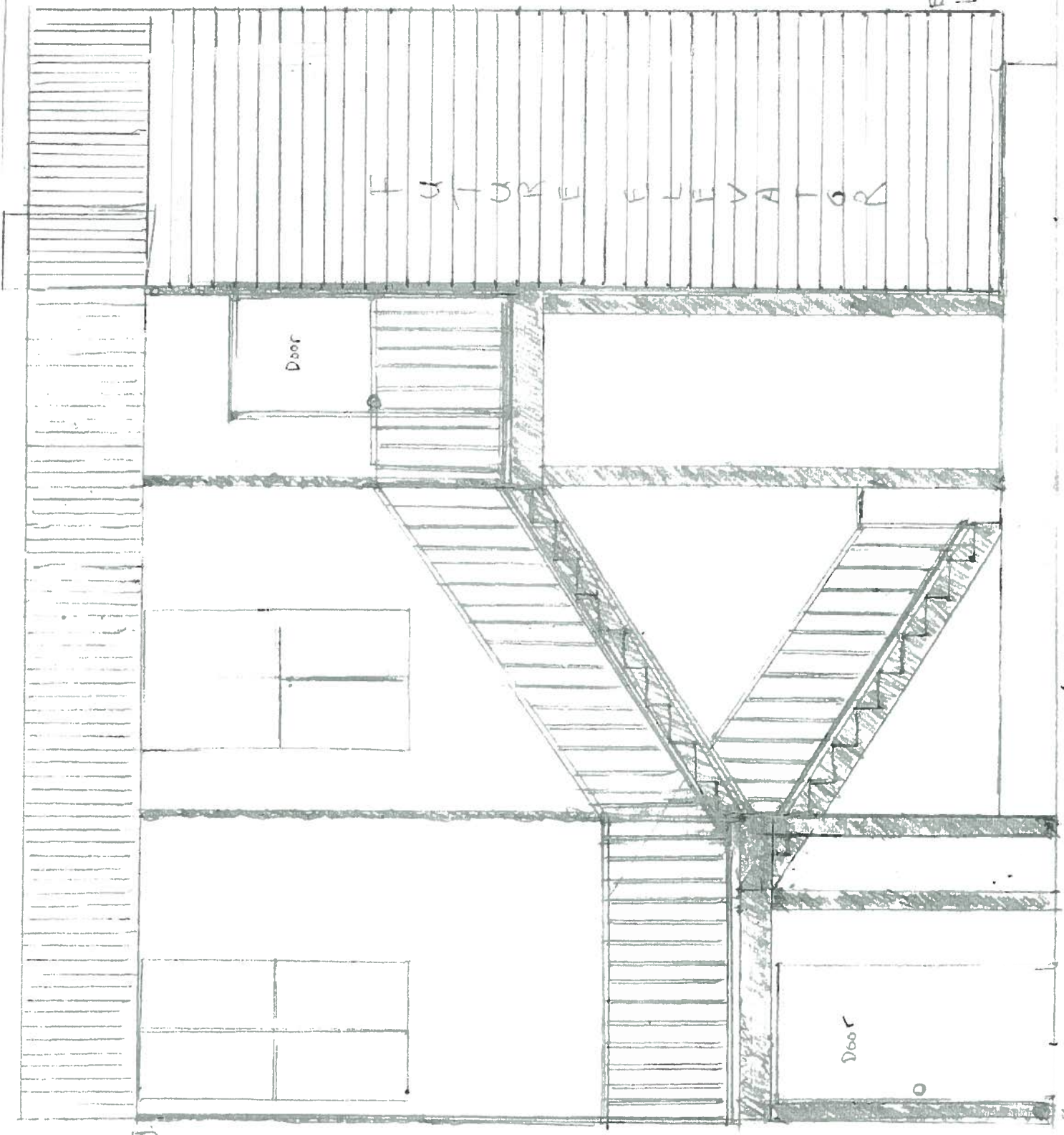
Door

Door

Awning

26

12'-2"



Adjacent Property Owners – 213 North Market Street

Whit Blackstone
222 Stewart Parkway Ste 204
Washington, NC 27889

Beaufort County
121 West 3rd Street
Washington, NC 27889

Washington News Media LLC
217 North Market Street
Washington, NC 27889

City of Washington
PO Box 1988
Washington, NC 27889

Harris Investment Group
4525 VOA Road
Washington, NC 27889

REQUEST FOR COMMISSION ACTION

To: Historic Preservation Commission

From: John Rodman, Planning and Development

Re: 213 North Market Street – Construction of an exterior elevator

A request has been made by Mr. Scott Campbell for a Certificate of Appropriateness to construct an external elevator on the building at the rear of the property located at 213 North Market Street. The elevator is being provided as safety exit. Please review the Design Guidelines, specifically Chapter 3.0 Changes to Existing Buildings Subsection 3.13 Safety and Accessibility.

To grant such a request, the Historic Preservation Commission must make findings of fact, which are included in the sample motions below. Any conditions the Commission feels appropriate may be attached to the motion.

Possible Actions

I move that the Historic Preservation Commission grant a Certificate of Appropriateness to Mr. Scott Campbell to construct an external elevator on the building at the rear of the property located at 213 North Market Street. This motion is based on the following findings of fact: the application is congruous with the Historic Preservation Commission Design Guidelines, specifically Chapter 3.0 Changes to Existing Buildings Subsection 3.13 Safety and Accessibility.

or

I move that the Historic Preservation Commission grant a Certificate of Appropriateness to Mr. Scott Campbell to construct an external elevator on the building at the rear of the property located at 213 North Market Street. This motion is based on the following findings of fact: the application is congruous with the Historic Preservation Commission Design Guidelines, specifically Chapter 3.0 Changes to Existing Buildings Subsection 3.13 Safety and Accessibility. I further move that the Historic Preservation Commission place the following conditions on the approval:

or

I move that the Historic Preservation Commission deny a Certificate of Appropriateness to Mr. Scott Campbell to construct an external elevator on the building at the rear of the property located at 213 North Market Street. This motion is based on the following findings of fact: the application is not congruous with the Historic Preservation Commission Design Guidelines, specifically 3.0 Changes to Existing Buildings Subsection 3.13 Safety and Accessibility.

Major Works
Wayland Sermons
117 North Market Street

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

Historic Preservation Commission
Washington, NC

To: Washington Historic Preservation Commission
102 East 2nd Street
Washington, NC 27889

Please use Black Ink

Street Address of Property: 117 N. MARKET STREET

Historic Property/Name (if applicable): _____

Owner's Name: Wayland & Penny Sermans

Lot Size: _____ feet by _____ feet.
(width) (depth)

Brief Description of Work to be Done:

SEE ATTACHED

I understand that all applications for a Certificate of Appropriateness that require review by the Historic Preservation Commission must be submitted by 5:00 p.m. on the 15th of the month prior to the meeting I wish to attend; otherwise consideration will be delayed until the following HPC meeting. An incomplete application will not be accepted. I understand approved requests are valid for one year.

Office Use Only	
(Date Received)	(Initials)
ACTION	
<input type="radio"/> Approved	_____
<input type="radio"/> Approved with Conditions	_____
<input type="radio"/> Denied	_____
<input type="radio"/> Withdrawn	_____
<input type="radio"/> Staff Approval	_____
(Date)	(Authorized Signature)

Wayland J. Sermans, Jr.
(Name of Applicant - type or print)
P.O. Box 69, Wash. N.C. 27889
(Mailing Address) (Zip Code)
2/21/13 252-943-1690
(Date) (Daytime Phone Number)
Wayland J. Sermans, Jr.
(Signature of Applicant)

Upon being signed and dated below by the Planning Department or designee, this application becomes a Minor Works Certificate of Appropriateness. It is valid until _____. Issuance of a Minor Works Certificate shall not relieve the applicant, contractor, tenant, or property owner from obtaining any other permit required by City code or any law. Minor work projects not approved by staff will be forwarded to the Historic Preservation Commission for review at its next meeting.

(Minor Work Auth. Sig.)

(Date)

Applicant's presence or that of your authorized representative is required at the meeting of the Historic Preservation Commission at which the application is to be considered. You must give written permission to your authorized representative to attend the hearing on your behalf.

Attachment
Wayland & Penny Sermons
Feb. 21, 2013

117 N. Market Street

Brief Description of Work to be Done:

1. Remove and replace upper windows with vinyl wrapped windows, to look as much as obtainable like existing ones that are rotten.
2. Replace rotten window trim, sashes and panels, with middle center panel fluted.
3. Wide upper center window to be replaced with two windows matching width of large windows underneath, with center wood panel same width as fluted panel, with a design or fluted, as recommended by City Planner.
4. Remove planters and replace with either plain or beadboard panels.
5. Level door entrance.



ADDRESS: 117 North Market Street

TAX PARCEL NUMBER: 5675-87-6936

CONTRIBUTING: Yes

CONTRIBUTING NUMBER: 215 **NON-CONTRIBUTING NUMBER:**

CURRENT OWNER: Wayland J. Sermons

FLOOD ZONE: Yes

SQUARE FOOTAGE OF STRUCTURE: 1344

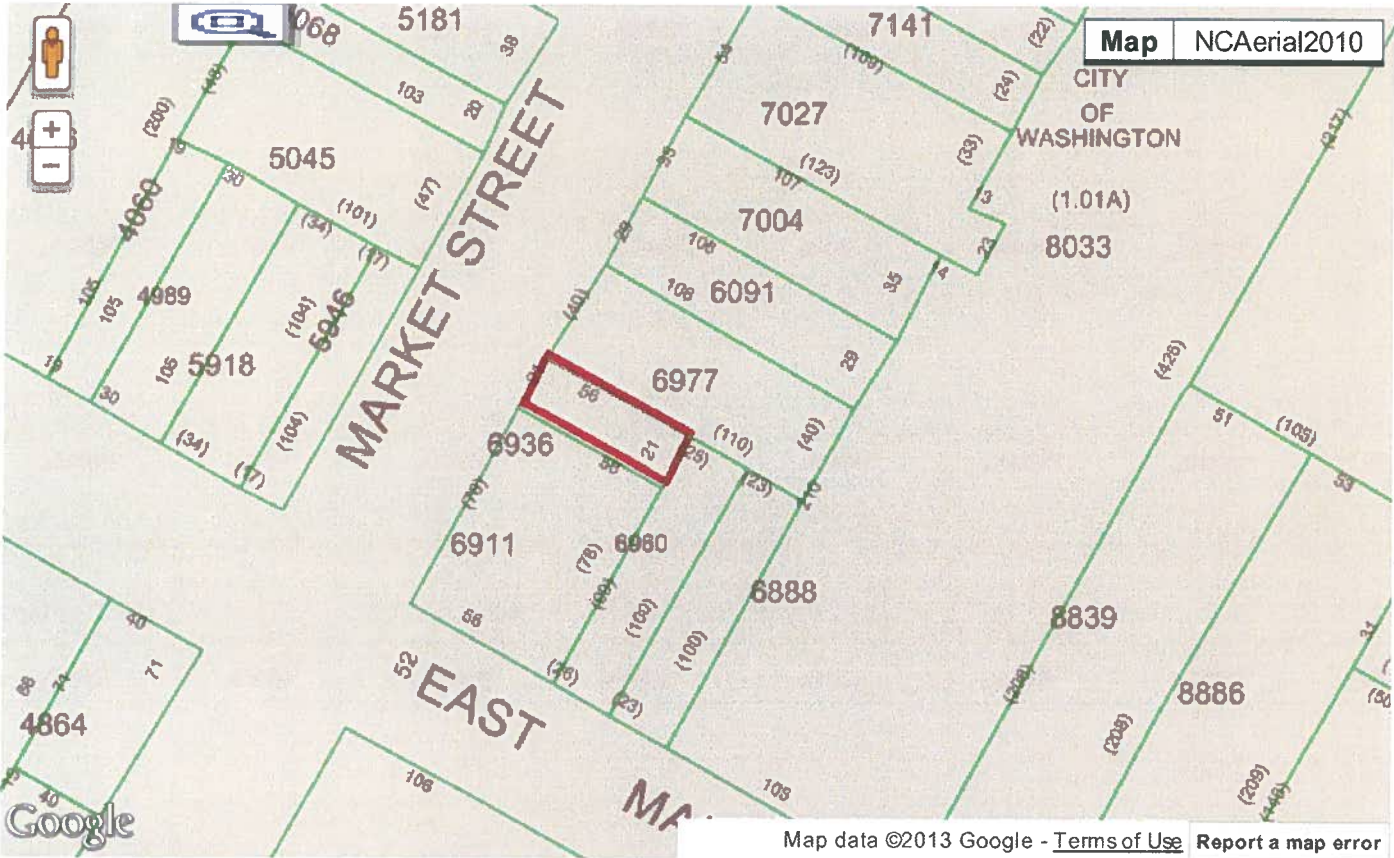
WINDOW STYLE: upstairs: downstairs:

DOOR STYLE:

ROOF MATERIAL:

DESCRIPTION: 2 story early 20th century brick commercial building with ornamental brick detail. Corbeled cornice, granite lintels and sills.

OTHER FEATURES: (i.e. fences, accessory building, etc.): New York Hi Styles



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PIN 01001478
GPIN 5675-87-6936
GPINLONG 5675-87-6936
NAME1 SERMONS WAYLAND J JR
NAME2 SERMONS PENELOPE G
ADDR1 P O BOX 69
ADDR2
CITY WASHINGTON
STATE NC
ZIP 27889
PROP_ROAD 117 N MARKET ST
ACRES 0.0000
ACCT_NBR 874205
MAP_SHEET 567508
NBR_BLDG 1.0000
DATE 9/16/2005 12:00:00 AM
DB_PG 1477/0603
LAND_VAL 21000.0000
BLDG_VAL 37233.0000
DEFR_VAL 0.0000
TOT_VAL 58233.0000
NBHD_CDE CH
NBHD_DESC COMMERCIAL HI
SUB_CDE
SUB_DESC
STAMPS 98.0000
SALE_PRICE 49000.0000
ZONE B1H
LAND_USE
DISTRICT 01
PROP_DESC 1 LOT 117 NORTH MARKET STREET
MBL 567508218
EXMPT_PROP
EXMPT_AMT 0.0000
ROAD_TYPE P



FOR SALE
#1 IN
REAL ESTATE
RICH
COMPANY
52-644-1234
52-946-8021
www.richcompany.com







Adjacent Property Owners – 117 North Market Street

Stan Friedman
PO Box 1845
Washington, NC 27889

Jesse T. Rawls
127 North Market Street
Washington, NC 27889

Edna R. Woolard
207 West 12th Street
Washington, NC 27889

Michael Gregory Ward
503 Bay Lake Street
Chocowinity, NC 27817

Phillip Waters Jr.
223 Duck Creek Shores Road
Washington, NC 27889

Wayland Sermons Jr
PO Box 69
Washington, NC 27889

Betty Stewart
121 North Market Street
Washington, NC 27889

City of Washington
PO Box 1988
Washington, NC 27889

REQUEST FOR COMMISSION ACTION

To: Historic Preservation Commission

From: John Rodman, Planning and Development

Re: 117 North Market Street – Replacing Windows

A request has been made by Mr. Wayland Sermons Jr. for a Certificate of Appropriateness to: 1) remove and replace upper windows with vinyl wrapped windows, 2) replace rotten window trim, sashes and panels, with middle center fluted, 3) replace the wide center window with two windows matching width of windows underneath, and 4) remove planters and replace with either plain or beaded panels on the building located at 117 North Market Street. Please review the Design Guidelines, specifically Section 3.0 Changes to Existing Buildings Subsection 3.4 Windows and Doors.

To grant such a request, the Historic Preservation Commission must make findings of fact, which are included in the sample motions below. Any conditions the Commission feels appropriate may be attached to the motion.

Possible Actions

I move that the Historic Preservation Commission grant a Certificate of Appropriateness to Mr. Wayland Sermons Jr. to: 1) remove and replace upper windows with vinyl wrapped windows, 2) replace rotten window trim, sashes and panels, with middle center fluted, 3) replace the wide center window with two windows matching width of windows underneath, and 4) remove planters and replace with either plain or beaded panels on the building located at 117 North Market Street. This motion is based on the following findings of fact: the application is congruous with the Historic Preservation Commission Design Guidelines, specifically Section 3.0 Changes to Existing Buildings Subsection 3.4 Windows and Doors.

or

I move that the Historic Preservation Commission grant a Certificate of Appropriateness to Mr. Wayland Sermons Jr. to: 1) remove and replace upper windows with vinyl wrapped windows, 2) replace rotten window trim, sashes and panels, with middle center fluted, 3) replace the wide center window with two windows matching width of windows underneath, and 4) remove planters and replace with either plain or beaded panels on the building located at 117 North Market Street. This motion is based on the following findings of fact: the application is congruous with the Historic Preservation Commission Design Guidelines, specifically Section 3.0 Changes to Existing Buildings Subsection 3.4 Windows and Doors. I further move that the Historic Preservation Commission place the following conditions on the approval:

or

I move that the Historic Preservation Commission deny a Certificate of Appropriateness to Mr. Wayland Sermons Jr. to: 1) remove and replace upper windows with vinyl wrapped windows, 2) replace rotten window trim, sashes and panels, with middle center fluted, 3) replace the wide center window with two windows matching width of windows underneath, and 4) remove planters and replace with either plain or beaded panels on the building located at 117 North Market Street. This motion is based on the following findings of fact: the application is not congruous with the Historic Preservation Commission Design Guidelines, specifically Section 3.0 Changes to Existing Buildings Subsection 3.4 Windows and Doors.

Major Works
Steve Rader
113 South Harvey Street

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

Historic Preservation Commission
Washington, NC

To: Washington Historic Preservation Commission
102 East 2nd Street
Washington, NC 27889

Please use Black Ink

Street Address of Property: 113 SOUTH HARVEY ST.

Historic Property/Name (if applicable): TANNAHILL HOUSE

Owner's Name: STEVEN & VICTORIA RADER

Lot Size: _____ feet by _____ feet.
(width) (depth)

Brief Description of Work to be Done:

REMOVE PECAN TREE AT NORTHEAST CORNER OF HOUSE, A LARGE
PART OF WHICH LEANS TOWARD THE HOUSE TO AVOID DANGER THAT IT
MIGHT FALL ON HOUSE IN WINDSTORM

I understand that all applications for a Certificate of Appropriateness that require review by the Historic Preservation Commission must be submitted by 5:00 p.m. on the 15th of the month prior to the meeting I wish to attend; otherwise consideration will be delayed until the following HPC meeting. An incomplete application will not be accepted. I understand approved requests are valid for one year.

Office Use Only	
(Date Received)	(Initials)
ACTION	
<input type="radio"/> Approved	_____
<input type="radio"/> Approved with Conditions	_____
<input type="radio"/> Denied	_____
<input type="radio"/> Withdrawn	_____
<input type="radio"/> Staff Approval	_____
(Date)	(Authorized Signature)

STEVEN AND VICTORIA RADER
(Name of Applicant - type or print)
113 SOUTH HARVEY ST. 27889
(Mailing Address) (Zip Code)
18 FEB. 2013 252-721-0780
(Date) (Daytime Phone Number)
[Signature]
(Signature of Applicant)

Upon being signed and dated below by the Planning Department or designee, this application becomes a Minor Works Certificate of Appropriateness. It is valid until _____. Issuance of a Minor Works Certificate shall not relieve the applicant, contractor, tenant, or property owner from obtaining any other permit required by City code or any law. Minor work projects not approved by staff will be forwarded to the Historic Preservation Commission for review at its next meeting.

(Minor Work Auth. Sig.)

(Date)

Applicant's presence or that of your authorized representative is required at the meeting of the Historic Preservation Commission at which the application is to be considered. You must give written permission to your authorized representative to attend the hearing on your behalf.



ADDRESS: 113 South Harvey Street

TAX PARCEL NUMBER: 5675-97-5161

CONTRIBUTING: Yes

CONTRIBUTING NUMBER: 591 **NON-CONTRIBUTING NUMBER:**

CURRENT OWNER: Steven P Rader

FLOOD ZONE: Yes

SQUARE FOOTAGE OF STRUCTURE: 4011

WINDOW STYLE: upstairs: 6/6 downstairs: same

DOOR STYLE: 2 lite/2 panel

ROOF MATERIAL: Asphalt shingle

DESCRIPTION: Large 2 Story early 20th Century frame house with wide, wrap-around porch, hipped roof, simple molded trim. For some years the house was the Episcopal Rectory until 1906, when a new one was built on E. Main St.

OTHER FEATURES: (i.e. fences, accessory building, etc.): Garage- 23 x 22, Shed- 23 x 10, Storage- 8 x 12



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PIN 01004231
GPIN 5675-97-5161
GPINLONG 5675-97-5161
NAME1 RADER STEVEN P
NAME2 RADER VICTORIA ROLINS
ADDR1 113 S HARVEY STREET
ADDR2
CITY WASHINGTON
STATE NC
ZIP 27889
PROP_ROAD 113 HARVEY ST
ACRES 0.0000
ACCT_NBR 859365
MAP_SHEET 567512
NBR_BLDG 2.0000
DATE 8/16/2002 12:00:00 AM
DB_PG 1272/0357
LAND_VAL 69696.0000
BLDG_VAL 92814.0000
DEFR_VAL 0.0000
TOT_VAL 162510.0000
NBHD_CDE H
NBHD_DESC HISTORICAL
SUB_CDE
SUB_DESC
STAMPS 0.0000
SALE_PRICE 0.0000
ZONE RHD
LAND_USE
DISTRICT 01
PROP_DESC 1 LOT 113 HARVEY STREET
MBL 56751214
EXMPT_PROP
EXMPT_AMT 0.0000
ROAD_TYPE P







Adjacent Property Owners - 113 South Harvey Street

Dianna Aideuis
122 S. Harvey Street
Washington, NC 27889

Laura A. Darre
316 Riverside Drive
Washington, NC 27889

Joseph Wooten
311 East Main Street
Washington, NC 27889

Charlotte N. Mason
119 S. Harvey Street
Washington, NC 27889

Arthur Tyndall
110 South Harvey Street
Washington, NC 27889

Litchfield Holdings
135 Harbor Road
Washington, NC 27889

William R. Henry
217 Mallard Lane
Newport News, Va. 23605

Maurice Bridgeman
204 Yukon Street
Hampton, Va. 23663

Betty Jane Green
307 East Main Street
Washington, NC 27889

Robert Mudd Sr.
PO Box 36
Pomfret, MD 20675

REQUEST FOR COMMISSION ACTION

To: Historic Preservation Commission

From: John Rodman, Planning and Development

Re: 113 South Harvey Street – Removal of Tree

A request has been made by Mr. Steve Radar for a Certificate of Appropriateness to remove a large Pecan tree from the northeast corner of the house in the rear yard of the property located at 113 South Harvey Street. Part of the tree leans toward the house and presents a hazard during a storm. Please review the Design Guidelines, specifically Chapter 4.0 Streetscape and Site Design Subsection 4.1 Landscaping.

To grant such a request, the Historic Preservation Commission must make findings of fact, which are included in the sample motions below. Any conditions the Commission feels appropriate may be attached to the motion.

Possible Actions

I move that the Historic Preservation Commission grant a Certificate of Appropriateness to Mr. Steve Radar to remove a large Pecan tree from the northeast corner of the house in the rear yard of the property located at 113 South Harvey Street. This motion is based on the following findings of fact: the application is congruous with the Historic Preservation Commission Design Guidelines, specifically Chapter 4.0 Streetscape and Site Design Subsection 4.1 Landscaping.

or

I move that the Historic Preservation Commission grant a Certificate of Appropriateness to Mr. Steve Radar to remove a large Pecan tree from the northeast corner of the house in the rear yard of the property located at 113 South Harvey Street. This motion is based on the following findings of fact: the application is congruous with the Historic Preservation Commission Design Guidelines, specifically Chapter 4.0 Streetscape and Site Design Subsection 4.1 Landscaping. I further move that the Historic Preservation Commission place the following conditions on the approval:

or

I move that the Historic Preservation Commission deny a Certificate of Appropriateness to Mr. Steve Radar to remove a large Pecan tree from the northeast corner of the house in the rear yard of the property located at 113 South Harvey Street. This motion is based on the following findings of fact: the application is not congruous with the Historic Preservation Commission Design Guidelines, specifically 4.0 Streetscape and Site Design Subsection 4.1 Landscaping.

Minutes

February 5, 2013

WASHINGTON HISTORIC PRESERVATION COMMISSION

Regular Scheduled Meeting – Minutes

Tuesday, February 5, 2013

7:00 PM

Members Present

Geraldine McKinley Judi Hickson

Jerry Creech Ed Hodges

Rebecca Clark

Members Absent

Victoria Radar

Others Present

John Rodman, Director of Community and Cultural Services

Jessica Selby, Administrative Support

I. Opening of the meeting

The Chairman called the meeting to order.

II. Invocation

A moment of silent prayer was taken.

III. Roll Call

Staff took a silent roll call.

IV. Old Business

1. None

V. Major Works, Certificate of Appropriateness

A. Major Works

1. A request has been made by Mr. Jerry Jennette for a Certificate of Appropriateness to: (1) add a wrought iron fence along the front of the property, (2) add a 14' x 30' wooden deck at the rear entrance, (3) add a 9'x 20' lean-to type carport off the existing workshop and (4) construct a 12'x16' utility building at the back of the property located at 722 West 2nd Street.

Jerry Jennette came forward and was sworn in. Mr. Jennette explained that he has already acquired the rod iron for the fence. He stated that it is basically an antique fence and that is what it looks like. Mr. Jennette stated that there is one section that he will have to make but it will look exactly like the old fence. Ms. Hickson asked Mr. Jennette about the material he would be using for the post. Mr. Jennette stated that it would be salt treated wood and have a crown at the top. Rebecca Clark asked about the height of the fence. Mr. Jennette stated that the fence is about 4ft. He then explained that he would be putting in a gate at the driveway, but it will match the fence.

The Chairman opened the floor. Jeffrey Brundage of 726 West 2nd Street spoke in favor of the request. The floor was closed.

Judi Hickson made the following motion: I move that the Historic Preservation Commission grant a Certificate of Appropriateness to Mr. Jerry Jennette to add a wrought iron fence along the front of the property located at 722 West 2nd Street. This motion is based on the following findings of fact: the application is congruous with the Historic Preservation Commission Design Guidelines, specifically Chapter 4.0 Streetscape and Site Design Section 4.8 Fences and Walls. Her motion was seconded by Ed Hodges. All voted in favor and the motion carried.

Mr. Jennette then moved on to his next request. He explained that he has a large lot and his current back steps are not satisfactory. He explained that he would like to add a wooden deck on the back of the house. Mr. Jennette stated that the deck would be salt treated wood and the roof would match the existing roof on the house. Mr. Jennette then presented some drawings of the proposed deck and explained the dimensions of the deck to the Commission. Ms. Clark asked if he would be painting or staining the wood. Mr. Jennette stated that it would be salt treated and it cannot be painted right away, but if the deck starts looking bad in the future he will paint it to match the house.

The Chairman opened the floor and again Jeffrey Brundage spoke in favor of the request.

Rebecca Clark made the following motion: I move that the Historic Preservation Commission grant a Certificate of Appropriateness to Mr. Jerry Jennette to construct a 14'x 30' wooden deck at the rear of the structure located at 722 West 2nd Street. This motion is based on the following findings of fact: the application is congruous with the Historic Preservation Commission design Guidelines, specifically Chapter 5.0 New Construction Section 5.4 Decks. Her motion was seconded by Geraldine McKinley. All voted in favor and the motion carried.

Mr. Jennette then explained that he wished to construct a lean-to off of his existing workshop. He stated that he needed somewhere to park his vehicle. Mr. Jennette explained the construction of the lean-to and answered the Commission members' questions. Ms. Clark asked about the roof material. He explained that the workshop has shingles, so he will match the

existing. He stated that his house has seamed tin and when the shingles go bad on the workshop he is going to replace them with the seamed tin to match the house.

The floor was opened for public comments. Jeffrey Brundage spoke in favor of the request.

Mr. Jennette stated that he would also like to construct a 12' x 16' utility building at the back of his property. He presented the Commission with a drawing of the building. He stated that it would be a wooden building and only the peak of the roof would be visible to neighboring properties. Ms. Clark asked if it was a prefabricated building and Mr. Jennette explained that it was not.

Again Mr. Brundage spoke in favor of the request.

Ed Hodges made the following motion: I move that the Historic Preservation Commission grant a Certificate of Appropriateness to Mr. Jerry Jennette to construct a 9'x 20' lean-to type carport off the existing workshop, and construct a 12'x 16' utility building at the back of the property located at 722 West 2nd Street. The design and the materials would match the existing structure. This motion is based on the following findings of fact: the application is congruous with the Historic Preservation Commission Design Guidelines, specifically Chapter 3.0 Changes to Existing Buildings Section 3.12 Out buildings & Accessory Structures. His motion was seconded by Judi Hickson. All voted in favor and the motion carried.

2. A request has been made by Mr. Jeffrey Brundage for a Certificate of Appropriateness to add 12'x 30' carport attached to the existing garage at the property located at 726 West 2nd Street.

Jeffrey Brundage came forward and explained his request to the Commission. He stated that he is requesting permission to add a carport to his existing garage. Mr. Brundage presented the Commission with drawings of the proposed addition. He explained that the materials will match the existing garage.

The Chairman opened the floor and Mr. Jerry Jennette spoke in favor of the request.

Geraldine McKinley made the following motion: I move that the Historic Preservation Commission grant a Certificate of Appropriateness to Mr. Jeffrey Brundage to construct a 12'x30' carport attached to the existing garage at the property located at 726 West 2nd Street. The design and the materials would match the existing structure. This motion is based on the following findings of fact: the application is congruous with the Historic Preservation Commission Design Guidelines, specifically Chapter 3.0 Changes to Existing Buildings Section 3.12 Outbuildings & Accessory Structures. Ed Hodges seconded the motion and all voted in favor.

3. A request has been made by Mr. Pat Griffin for a Certificate of Appropriateness to replace the rotted and damaged wood siding with hardi-plank siding to match the existing siding on the structure located at 315-317 West 2nd Street. The front of the structure would remain as wood siding.

Pat Griffin came forward and was sworn in. He explained that they would like to replace the rotted and damaged wood on the house. He stated that they would like to use hardi-plank. Mr. Griffin stated that the hardi-plank is guaranteed for 15 years. He then explained the difference in cost between hardi-plank and cypress siding and the other pros of using hardi-plank instead of wood siding. Mr. Rodman came forward and explained that they had started replacing the wood siding on the house with wood but the material and siding they chose just didn't look good and did not match, so Mr. Rodman explained other options that the property owner had. Mr. Griffin spoke further about the current condition of the wooden siding. Rebecca Clark asked how much of the siding would be replaced. Mr. Griffin stated that they would like to replace 3 sides of the house, doing one side at a time and leaving the front of house with wooden siding. Ms. Clark asked if the hardi-plank would match the existing wooden siding. Mr. Griffin stated that they would match it as closely as they could.

The Chairman opened the floor. There being none coming forward the floor was closed.

The Commission discussed the request further. Ed Hodges stated that he hated to see another house going with hardi-plank. Judi Hickson stated that Mr. Griffin is trying to find an affordable way to repair the house and hardi-plank is economically feasible. She then stated that with the local environment they may have to come to the reality that people must use something other than wood. Judi Hickson stated that the wood siding is not what it used to be. Geraldine McKinley agreed with Ms. Hickson's comments. Ms. Clark stated that the Commission has gone back and forth on the hardi-plank issue in the past and there will be some recommendations for the new guidelines. She stated that she appreciated that Mr. Griffin was keeping the front façade wood, but she does find it distressing that more houses in the district are going with hardi-plank. She then cautioned the Commission that they need to make sure they are protecting the districts nation historic standing and they need to be careful with the hardi-plank they do allow.

Judi Hickson made the following motion: I move that the Historic Preservation Commission grant a Certificate of Appropriateness to Mr. Pat Griffin to replace the deteriorated wood siding on the structure located at 315-317 West 2nd Street with hardi-board plank siding to match the existing structure. This motion is based on the following findings of fact: the application is congruous with the Historic Preservation commission Design Guidelines, specifically Chapter 3.0 Existing Buildings Subsection 3.1 Exterior Walls & 3.2 Wood Materials. Her motion was seconded by Geraldine McKinley. The motion passed with a 3 to 2 vote with Ed Hodges and Rebecca Clark voting in opposition.

4. A request has been made by the City of Washington for a Certificate of Appropriateness to remove four Holly trees from the western side of the Civic Center Parking lot. The trees are causing damage to the adjacent house and its foundation.

Mr. Rodman came forward and explained that these trees are next to Mr. Griffin's house. He stated that when they were planted they were probably smaller and no one thought they would get to the large size that they are today. He explained that a small tree would have been more appropriate. Mr. Rodman presented the Commission with some photographs showing the root systems of the trees and the damage they are doing to the adjoining house. Mr. Rodman stated that he spoke with the City's Public Works crew and they informed him that they could remove the trees and replace them with something smaller, but they did not indicate the exact type of tree they would use to replace the Holly trees. Mr. Griffin came forward and explained that the trees are just too large for the small area. Mr. Rodman explained that there are 8 trees in that area and they are just requesting to remove 4. Mr. Rodman asked for suggestions for replacement trees from the Commission and stated that he would not allow the City to remove the trees until they decided on a replacement. He stated that he should be able to bring replacement suggestions to the Commission next month. The Commission discussed the request further. Ms. Clark stated that there is a possibility that the City could put the replacement trees at another location on the property.

The Chairman opened the floor. There being none coming forward the floor was closed.

Rebecca Clark made the following motion: I move that the Historic Preservation Commission grant a Certificate of Appropriateness to the City of Washington to remove four Holly trees from the western side of the Civic Center parking lot. The trees are causing damage to the adjacent house and its foundation. This motion is based on the following findings of fact: the application is congruous with the Historic Preservation Commission Design Guidelines, specifically Chapter 4.0 Streetscape and Site Design Subsection 4.1 Landscaping. I further move that the Historic Preservation Commission place the following conditions on the approval: that a landscaping plan showing that 4 trees be planted on the City property to replace the trees be presented and approved by the Commission. Her motion was seconded by Judi Hickson. All voted in favor and the motion carried.

5. A request has been made by the City of Washington for a Certificate of Appropriateness to remove a rotten and dilapidated accessory building in the rear yard of the property located at 312 East Water Street. The building is creating a hazard to the adjacent properties.

Mr. Rodman came forward and explained that this is the house on Water Street that they continue to have problems with. He explained that the City is trying to take a step at a time where they can get to a point where they can do something with the house. He stated that Mr. Henry, the owner, still does not answer any of their correspondence. Mr. Rodman explained that the staff has recently tried to clean up the property/yard. He explained that Mr. Henry has

been sent a notice about the accessory building, that is becoming a safety hazard and needs to come down, and once again Mr. Henry has not responded. Mr. Rodman stated that with some of the improvements the City is doing they may in the future be able to place a lean on the property and then hopefully take ownership of the house. Mr. Creech stated that he had a concern with the City stepping onto someone's property and demanding that they make repairs or stepping in and making repairs on private property. Mr. Rodman explained that the City is allowed by State Statute to that action on any structure they deem to be a health hazard. He explained that the City is required to notify the property owner and they have done that on numerous occasions in this case. Mr. Rodman stated that the only reason this particular case is coming before the Commission is because it happens to be in the historic district, but if the structure had been outside the district the Commission would not have been presented with the request. The Commission discussed the issue further.

The Chairman opened the floor. There being none coming forward the floor was closed.

Ed Hodges made the following motion: I move that the Historic Preservation Commission grant a Certificate of Appropriateness to the City of Washington to remove a rotten and dilapidated accessory building in the rear yard of the property located at 312 East Water Street. The building is creating a hazard to the adjacent properties. This motion is based on the following findings of fact: the application is congruous with the Historic Preservation Commission Design Guidelines, specifically Chapter 6.0 Demolition and Relocation. Judi Hickson seconded the motion. All voted in favor and the motion carried.

B. Minor Works

1. A request has been made and approved by staff for a Certificate of Appropriateness for Mr. Clyde Swanner Jr. to replace rotten siding with like material, repair rotten siding with like material, repair the front porch and elements with like material, and repair roof and windows on the structure located at 731 West 2nd Street.
2. A request has been made and approved by staff for a Certificate of Appropriateness to Mr. Roger Meyland to replace the existing signs on the front and rear of the structure located at 156 West Main Street.
3. A request has been made and approved by staff for a Certificate of Appropriateness for Ms. Dorothy Paetzell to replace the HVAC unit with a similar unit on the rear of the structure located at 617 East Main Street.
4. A request has been made and approved by staff for a Certificate of Appropriateness for Select Bank to add 2 flood lights at the rear of the structure located at 155 North Market Street for security purposes.

5. A request has been made and approved by staff for a Certificate of Appropriateness for Ms. Rita Whitman to replace the existing gas furnace with a similar unit located at 103 South Charlotte Street.

6. A request has been made and approved by staff for a Certificate of Appropriateness for Rodman Properties to replace the existing flue pipes with per manufactured spec. on the structure located at 103 West Main Street.

7. A request has been made and approved by staff for a Certificate of Appropriateness for Mr. Clay Carter to remove the existing 8'x 8' rotten shed at the rear of the structure located at 325 East Main Street.

Ed Hodge made a motion to approve all minor works. His motion was seconded by Judi Hickson. All voted in favor and the motion carried.

VI. Other Business

1. Demolitions

This item was continued.

VII. Approval of Minutes – December 4, 2012

Ed Hodges motioned to approve the minutes from the December meeting. Judi Hickson seconded the motion and all voted in favor.

VIII. Adjourn

There being no other business a motion to adjourn was made by Ed Hodges and seconded by Judi Hickson. All voted in favor and the meeting was adjourned.